

### 2.4.6 ELEVATOR INSPECTION BY OSBI – BUREAU OF ELEVATORS

#### 2.4.6.1 GENERAL

Acceptance of any elevator within the State of Connecticut is the responsibility of the Office of State Building Inspector, (OSBI) Department of Public Safety, Bureau of Elevators. They have established a listing of common reasons for non-acceptance of new elevator installations. This list is as follows:

#### 2.4.6.2 MOTOR ROOM

- Improper door lock on motor room door.
- Improper motor room door, usually must be 1 ½ hour B label. (Fire rating of motor room and hoistway are under BOCA and set by the local building official).
- Improper disconnect, must be interlocked both positions. (a circuit breaker may be used).
- Circuit breaker or disconnect must be lockable and sealable.
- Use of motor room for non-elevator equipment, piping, wiring, etc.
- Use of motor room as a thoroughfare.
- Presence of access panels in ceilings or walls. (A suspended ceiling with non-elevator equipment above would be considered an access panel)
- Improperly guarded or unguarded lighting.
- Telephone wiring must be in conduit within the motor room.

#### 2.4.6.3 HOISTWAY

- Voids or gaps in hoistway walls or door bucks.
- Improper top of car clearances.
- Hoistway must be vented in accordance with BOCA.
- Fire rating of hoistway must be in accordance with BOCA requirements.
- Concrete block hoistways must have solid block or 3 courses of brick above and below each rail bracket insert.
- The use of a friable spray-on rating material in the motor room or hoistway. (must be sealed off from elevator equipment)

#### 2.4.6.4 PITS

- Water in pit – pit must be kept in a clean, dry condition
- Pit outlets must have GFI protection.
- Pit lights must be guarded.
- Sumps or sump holes must have securely fastened covers.

#### 2.4.6.5 SPRINKLERS IN HOISTWAY

When sprinklers are installed in hoistway or motor room, a means of automatically disconnecting main line power before or upon the application of water must be provided. Most common means has been by a shunt trip breaker actuated by heat detectors located adjacent to each sprinkler head. Within 24 inches. Improper top of bottom run-by on hydraulic installations. Elevator cab must have means of voice communications to a 24 hour manned station or service.

This above list does not cover all possible problems that may be encountered, it merely reflects some of the common issues that the inspector has experienced.

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